

Arlington Historic District Commissions

March 28, 2019
Whittemore Robbins House

Final and Approved Minutes

Commissioners Present: N. Aikenhead, D. Baldwin, C. Barry, M. Bush, C. Hamilton, S. Makowka, C. Tee, J. Worden, B. Cohen

Commissioners Not Present: M. Audin, S. Lipp,

Guests: B. Melofchik, G. Axelrod, D. Green, G. Martin, K. Lubar

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners; Russell – B. Cohen, C. Hamilton; Jason/Gray - M. Bush
3. Approval of draft minutes from February 28, 2019. D. Baldwin moved accept with J. Worden's edits. Seconded by C. Barry. Unanimous approval
4. Communications
 - a. Application for fence repairs at 39 Russell Street (Donegan) for CONA
 - b. COA Application for 20 Russell Street (Martin) for porch window replacements
 - c. CONA application from L. Jarbeau for exterior siding, arbor, stair railing and fence repairs at 55 Jason Street
 - d. CONA Application for 226 Pleasant Street (Pereli) for roof replacement
 - e. CONA Application for 15 Oak Knoll (Lo) for roof replacement
 - f. D. Baldwin met with 2 family on Academy Street about taking vinyl siding off of house and restoring and replacing windows
5. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

 - a. **D. Green (40 Irving Street)** Applicant attended and they are thinking about removing some exterior trim. (Gingerbread style). C. Hamilton asked about posts on front porch – they would like to change to match character of house at later time. Brackets not wanted and want to be removed. Also want to remove shutters. Showed original photo to support requests. Also want to discuss purple fence removal. Thinking of dealing with concrete wall that held fence and will need to regrade. Might want to put black iron fence around later in time. Suggestions of salvage iron fence companies in NH and Somerville that might be helpful down the road. So looking for 10 day for 4 items: 1) exterior gingerbread style trim, 2) small brackets, 3) shutter removal and 4) removal of remaining purple fence.

D. Baldwin moved that the changes are so insubstantial that a 10 day certificate is

warranted. S. Makowka seconded. B. Cohen abstained, and all others voted in favor. C. Barry moved to approve application to remove 1) non-original gingerbread trim and brackets, 2) remaining purple fence with understanding that in the not too distant future the concrete wall will be dealt with and 3) shutters but that shutters are to be kept for potential future use. Seconded by D. Baldwin for discussion. S. Makowka asked that the motion make clear that the dealing with the concrete exposed by the fence removal should be a priority. Motion so updated and seconded. All voted in favor. Monitor appointed - D. Baldwin

6. Other Business

- a. Central Street and Avon Place Historic District vacant commissioner seat - **No change**
- b. Discussion on Guidelines – **Revised guidelines now on Town website**
- c. Report from Streetscape sub-committee– **D. Baldwin and J. Worden reported**

7. New Business

8:00pm

- a. **20 Russell Street (Martin) COA for replacement of porch windows.** S. Makowka recused himself as neighbor. B. Cohen (Vice Chair) chaired hearing. G. Martin said front porch has storm windows only. They are looking to replace storm windows with new clad wood windows in openings that never had actual windows so that the room would be more usable. S. Makowka explained difference of CONA and COA. Since this is a change in conditions, a COA is required. Discussion with the Commission which suggested if you're making this change so that this is no longer a porch, you want to match the designs of the existing windows on the on the house (which appear to be 2 over 1 per picture) and should conform with Commission guidelines for all wood windows. The Commission asked for the specifications of the windows being proposed since there was confusion and no material specs were provided. G. Martin pointed the Commission to a weblink listed in the application for Jeld-Wen clad-wood windows. The Commission noted that Jeld-Wen also offered an all wood window which it has approved in the past. It was suggested that the monitor to could work with the applicant to find a suitable all wood alternative in a design that mimicked existing windows. A number of possible options were mentioned.

C. Barry moved to accept the application subject to the conditions that all wood windows be used (no-cladding) and they substantially match the other windows on the front of the house (2 over 1). Seconded by J. Worden for discussion. It was suggested that the muntins follow the design guidelines and that the monitor approve the windows prior to order and installation. Motion so updated and seconded. All voted in favor. M. Bush, not a voting Commissioner for this hearing, noted his disagreement with the outcome. B. Cohen appointed monitor.

Voting: N. Aikenhead, B. Cohen, C. Hamilton, D. Baldwin, C. Tee, J. Worden

8. REVIEW OF PROJECTS

- 9. **EXECUTIVE SESSION – To discuss ongoing litigation. S. Makowka moved that we go into executive session to discuss ongoing litigation and close the meeting immediately on exit from Executive Session.. Roll Call – S. Makowka Affirmative, B. Cohen Affirmative, C. Barry Affirmative, D. Baldwin Affirmative, C. Hamilton Affirmative, C. Tee Affirmative, M. Bush Affirmative, N. Aikenhead Affirmative, J. Worden Affirmative.**

SEE SEPARATE MINUTES FOR EXECUTIVE SESSION

10. MEETING ADJOURNED AT 9:19PM DIRECTLY FROM EXECUTIVE SESSION